



## Grange-over-Sands

**£420,000**

29 Oversands View, Grange-over-Sands, Cumbria, LA11 7BW

Super, Detached property built in 2017 still retaining that new feeling and presented immaculately throughout!

This home enjoys lovely view towards Morecambe Bay and comprises Hallway, 2 Bedrooms and Bathroom to the Ground Floor. First Floor - En-suite Master Bedroom, Cloakroom, Lounge/Dining Room and Breakfast Kitchen. Garage, Parking and Gardens.

### Quick Overview

Detached - 3 Double Bedrooms  
1 Reception - 2 Bath/Shower Rooms  
Edge of town location  
Lovely Bay views from Lounge and Master Bedroom  
Sunny South-East facing Balcony  
Low Maintenance Gardens with Bay views  
Peaceful residential location  
Immaculately presented  
Garage and Parking  
Lock Up and Leave property  
Superfast Broadband speed 80 mbps available\*



3



2



1



B



80Mbps



Garage and  
Parking

Property Reference: G2866



Hallway



Bedroom 2



Bedroom 3



Bathroom

**Description** Built in 2017 by the highly regarded builders Russell Armer, No 29 still retains that new feeling and is presented in immaculate condition throughout. This modern, Detached, South-East facing property with a versatile layout will appeal across the board. The current vendors have made a couple of tasteful tweaks which include renewing the flooring in the Hallway, Bathroom, Cloakroom and Kitchen, replacing the shower with a bath in the Bathroom. Installing some additional kitchen units and including a built in 'NEFF' microwave and 'NEFF Slide and Hide' pyrolytic oven. To complete the picture the vendors have tastefully decorated the property throughout. This property, is just ready for the lucky new owner to turn the key, relax and enjoy!

The front door opens into the Hallway with attractive 'Amtico' flooring, stairs to the First Floor and access to 2 Double Bedrooms and Bathroom. Bedroom 2 has a front aspect, pleasant décor and a wall of mirror fronted built in wardrobes. Bedroom 3 is a second Double Bedroom with front aspect, currently utilised as a Home Office. The Bathroom is spacious with white suite comprising low flush WC with concealed cistern, wall mounted wash hand basin and newly fitted bath with shower over. Complementary neutral tiling, Amtico flooring and access to a large cloaks cupboard and separate airing cupboard.

From the Entrance Hall, the stairs lead to the First Floor Landing with loft hatch. Useful Cloakroom on this floor comprises a modern WC and wash hand basin. The Master Bedroom is generously proportioned with pleasing views over rooftops to Morecambe Bay and has an attractive corner of auto-illuminating wardrobes. The En-Suite Shower Room has stylish wall tiles and a modern suite of double shower enclosure, wall mounted WC with concealed cistern and a wash hand basin on a wall mounted vanity unit.

The Lounge/Dining Room is spacious and bathed in lots of natural warming light from the window and the sliding doors of the Balcony. This room also boasts lovely views towards Morecambe Bay and delightful distant views of Ingleborough mountain in the Yorkshire Dales National Park. The Balcony is a delightful bonus and provides a very inviting spot for morning coffee or evening drinks!

The Breakfast Kitchen is spacious and modern with recently installed 'Karndean' flooring. Fitted with attractive off white cabinets with 'Silestone' work-surfaces throughout. Integrated 'Zanussi' dishwasher. 'AEG' 5 ring hob. New, contrasting graphite cabinets incorporating the 'Zanussi' fridge freezer, 'NEFF' microwave and very swish 'Neff Slide and Hide' pyrolytic oven! Nicely set to one side is the Utility Area incorporating the gas boiler, matching storage cupboards and plumbing for washing machine. ('Haier' washer/dryer available by separate negotiation). The Kitchen has a rear aspect and external door to the garden.

The Single Garage has a remote controlled roller door, power, water and light. Larger than average, the Garage has plenty of



Bedroom 1 and En-Suite



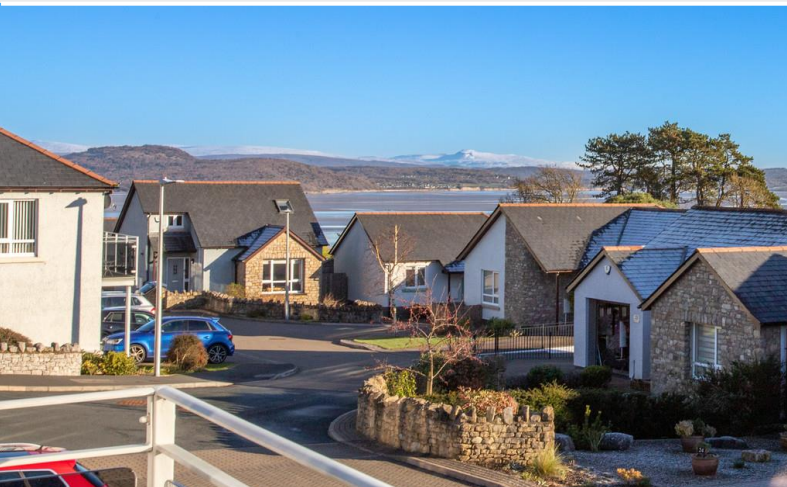
Views from Lounge and Balcony



Bedroom 1



Lounge/Dining Room and Balcony



Views from Balcony



Dining Kitchen

space for car/bike storage, but could also be used as a Hobbies Room/Home Gym. Additional Parking for 1 car to the front.

The Rear Garden is accessed directly from the Kitchen or external steps to the side. A lovely low maintenance garden being mainly paved/gravel with several sunny patio areas and some rockery plantings and shrubs all enclosed by a wooden fence. There are delightful views over the Bay towards Humphrey Head. Gated steps lead down to the lower bin store area and a small timber shed. Gated access to additional parking space.

Parking is in front of the Garage for 1 and there is an extra wide parking space to the side of the property.

**Location:** Oversands View is a high quality development offering a variety of styles in a sunny location - providing owners with luxury homes built to today's high standards with a high quality finish throughout - all situated on the edge of the town, handy to 'pop down' to and enjoy the local amenities.

The Edwardian town of Grange-over-Sands has many facilities and amenities including Primary School, Library, Post Office, Railway Station, Shops, Cafes and Tea Rooms and of course the picturesque, Edwardian Promenade, Ornamental Gardens and Band Stand. In addition, the train station at Kents Bank is only a 15 minute walk from the door. The M6 Motorway at Junction 36 is approx 20 minutes drive away.

From Grange town centre, follow the main road westwards towards Allithwaite. Having passed Cartmel Grange nursing home (the big pink building on the hill on the right), Oversands View is located approximately a further 200 yards on the left hand side as the road levels out, close to the edge of town.

#### Accommodation (with approximate measurements)

##### Covered Entrance

##### Entrance Hall

Bedroom 2 13' 4" x 9' 3" (4.06m x 2.82m)

Bedroom 3 13' 2" x 8' 6" (4.01m x 2.59m)

##### Bathroom

Lounge/Dining Room 19' 3" x 12' 8" (5.87m x 3.86m)

Breakfast Kitchen 14' 10" max x 13' 8" max (4.52m max x 4.17m max)

Bedroom 1 13' 7" max x 13' 6" (4.14m max x 4.11m)

##### En-Suite Shower Room

##### Cloakroom

Garage 22' 2" x 10' 2" min (6.76m x 3.1m min)

**Services:** Mains electricity, gas, water (meter) and drainage. Gas central heating to radiators.

**Tenure:** Freehold. Vacant possession upon completion. No upper chain.



Lounge/Dining Room



Dining Kitchen



Rear Garden



Garage



Rear Garden

\*Checked on <https://checker.ofcom.org.uk/17.01.2024> not verified.

**Council Tax:** Band D. South Lakeland District Council.

**Service Charge:** Amounts to £101 per annum for the upkeep of the open communal spaces/garden area.

Remainder of 10 year new-build guarantees.

**Viewings:** Strictly by appointment with Hackney & Leigh Grange Office.

**What3words:** <https://what3words.com/jumped.hatter.adapt>

**Energy Performance Certificate** The full Energy Performance Certificate is available on our website and also at any of our offices.

**Rental Potential:** If you were to purchase this property for residential lettings we estimate it has the potential to achieve £1100 – £1200 per calendar month. For further information and our terms and conditions please contact our Grange Office.

## Meet the Team

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Viewings available 7 days a week including evenings with our dedicated viewing team  
Call **015395 32301** or request online.

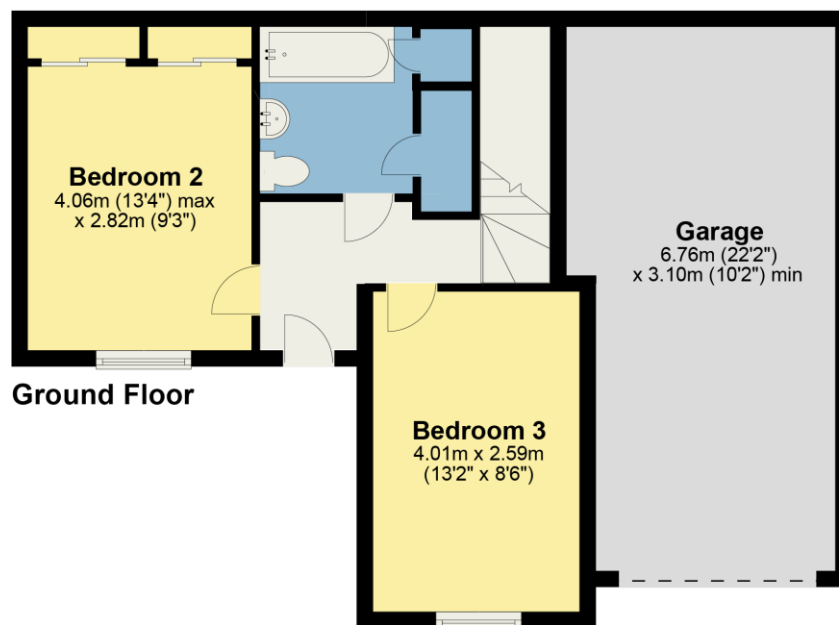
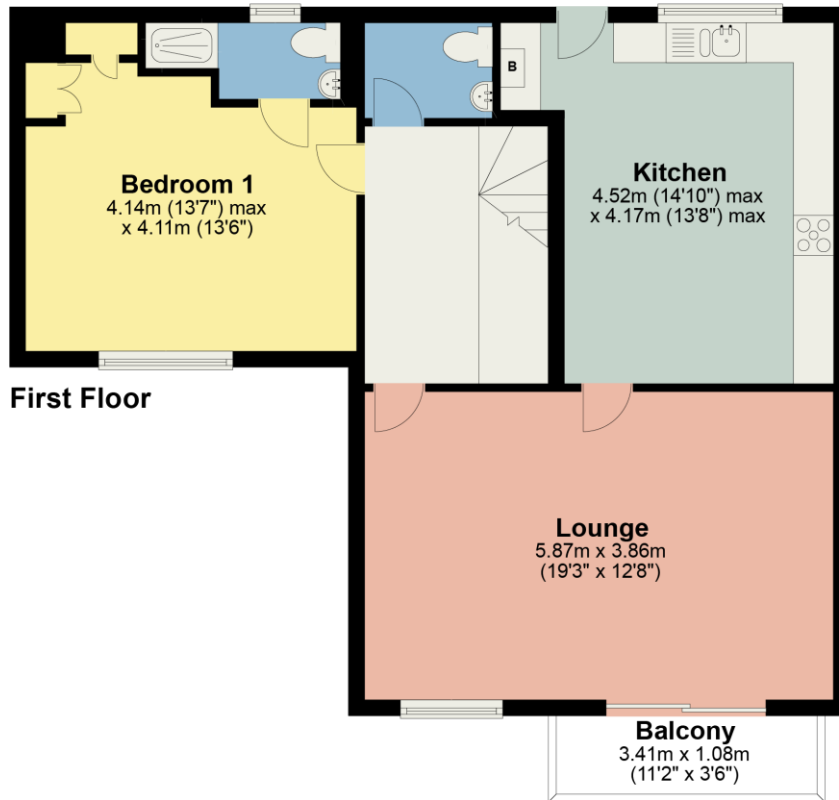


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Hackney & Leigh Ltd Main Street, Grange-Over-Sands, Cumbria, LA11 6DP | Email: grangesales@hackney-



This plan is for layout guidance only and is not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decision reliant upon them. REF: G2866

A thought from the owners - This is a very light, bright, warm and peaceful home, with beautiful ever-changing views of Morecambe Bay.

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